

ORDINANCE/RESOLUTION REQUEST

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: 8/25/2016

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** Contract Execution of Great Hall P3 Project Pre-Development Phase with **Denver Great Hall LLC**.

3. **Requesting Agency:** Department of Aviation

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Aaron Barraza
- **Phone:** (303) 342-2261
- **Email:** Aaron.Barraza@flydenver.com

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor Council and who will be available for first and second reading, if necessary.)

- **Name:** Julie Wienberg
- **Phone:** (303) 342-2580
- **Email:** Julie.Wienberg@flydenver.com

6. **General description of proposed ordinance including contract scope of work if applicable:**

During the Term, Developer shall perform the following work and activities as required for Developer to reach Commercial Close of the Development Agreement with the City, such work and activities collectively referred to as the "Predevelopment Work", including all of the following:

1. finalize and execute right of entry agreement with the City,
2. conduct due diligence on the condition and operations of existing facilities and related investigation activities,
3. perform detailed programming and planning of physical spaces of the Project and define the Project's complete and final scope and physical limits,
4. incorporate approved technical concepts from the Proposal into the Project scope,
5. complete a level of Design Work and pre-construction activities necessary to reach Commercial Close
6. develop capital and O&M cost estimates and establish final structure for the pricing of the Development Agreement,
7. develop implementation and phasing plans,
8. develop Project Management Plan, O&M Work Plan, Concessions Development and Management Plan (including any revenue forecasts),
9. coordinate with the City and TSA, as needed, with respect to the design of the Security Screening Area
10. collaborate with the City to finalize the terms of the Development Agreement and the Technical Provisions
11. prepare and participate in meetings with the City and third parties as may be required and develop and deliver to the City meeting minutes following such meetings
12. provide progress reports, updates, and cost and scope reconciliation to the City as may be required

***Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** 201418237
- b. **Duration:** 6 months
- c. **Location:** DEN
- d. **Affected Council District:** 11

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date: _____

- e. **Benefits:** During the Predevelopment Phase, the Project will be planned and designed to the point where Development Agreement terms and costs can be established and agreed upon between the City and the Proposer. At the completion of a successful Predevelopment Phase, with success based on fulfillment of the terms of the PDA, the City and the Proposer will have the opportunity to execute a Development Agreement to deliver the Project.
- f. **Costs:** Developer agrees to accomplish the Predevelopment Work set forth in this Agreement for no other consideration than, in the event of a termination of this Agreement, the Termination Payment set forth therein.

The contractual value for the full Pre Development phase of work is \$ 9,000,000.00, to be paid only in the event the contract is terminated.

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$9,000,000.00	\$0.00	\$9,000,000.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
6 Months	0	3/1/2017

- g. **Date Goals Assigned:** February 4, 2016
- h. **Goals:** DSBO has reviewed the procurement documents and project assumptions. The Pre Development Phase of the Great Hall Project does not have associated M/WBE Goals.

7. **Is there any controversy surrounding this ordinance?** (*Groups or individuals who may have concerns about it?*) A formal petition for hearing regarding the selection process has been made by a fellow proposer (Westfield).

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date: _____

Key Contract Terms

Type of Contract:

Professional Services > \$500K Lease Design or Construction for airport improvements > \$5M

Grant IGA Sale of Real Property Sale of Personal Property

Vendor/Contractor Name: Denver Great Hall LLC

Contract control number: 201418237

City's contract manager: Julie Wienberg

Was this contractor selected by competitive process? Yes

Has this contractor provided these services to the City before? Yes No

Term/Duration of contract/project: 6 months

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Renewal terms: N/A

Purpose: During the Predevelopment Phase, the Project will be planned and designed to the point where Development Agreement terms and costs can be established and agreed upon between the City and the Proposer. At the completion of a successful Predevelopment Phase, with success based on fulfillment of the terms of the PDA, the City and the Proposer will have the opportunity to execute a Development Agreement to deliver the Project. The contractual value for the Pre Development phase of work is to be paid only in the event the contract is terminated.

Cost/value: \$9,000,000.00

Source of funds: O&M

Benefit: During the Predevelopment Phase, the Project will be planned and designed to the point where Development Agreement terms and costs can be established and agreed upon between the City and the Proposer. At the completion of a successful Predevelopment Phase, with success based on fulfillment of the terms of the PDA, the City and the Proposer will have the opportunity to execute a Development Agreement to deliver the Project.

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

Location: Denver International Airport Great Hall

Affected Council District: 11

To be completed by Mayor's Legislative Team:

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